

Mason Park

Water Conservation Guidelines

I. Water Efficient Landscaping:

- A. No more than 2500 square feet of a single-family lot area should be allowed to be planted as turf (with the exception of Lot 7, which shall not exceed 3000 square feet). Turf shall be Bermuda grass.
- B. Primary plantings, including those on residential lots, shall be drought tolerant, low water use plants. Where appropriate, non-invasive native plants are recommended. A suggested plant list is available from the JCSA.
- C. Wherever possible, existing trees and vegetation shall be retained.
- D. Trees located in turf areas shall be mulched.

II. Irrigation Systems:

- A. Turf irrigation systems are to be installed on individual lots only.
- B. Recreation areas and the turf and landscaped areas at the entrance(s) of the development shall be drip irrigated only. Water for this common area irrigation shall be allowed from existing well for a 24 month period from when the landscaping is establishing through the use of a drip irrigation system. After 24 months irrigation can only come from surface water and/or stormwater retention facilities.
- C. Irrigation systems shall comply with the following:

1. Automatic overhead irrigation systems shall be allowed for turf only. Only pressure regulated heads shall be permitted for turf irrigation.
 2. Underground automatic drip irrigation systems shall be allowed for landscaped beds.
 3. All irrigation systems are required to have a rain sensor that is adjusted to shut off automatic irrigation systems when one-fourth inch of rain has fallen or a central control system with a weather station that uses evapo-transpiration to determine optimum watering times.
- D. Pre-existing vegetation shall not be irrigated.
- E. As JCSCA customers, the developer and/or the owners association and residential property owners will adhere to the James City County Board of Supervisors approved outdoor water use ordinance in effect annually spring through fall.
- F. These guidelines shall be incorporated into the Mason Park homeowner regulations and enforced by the Homeowners' Association.
- G. Informative walk through with all homeowners prior to closing to include information concerning James City County water use ordinance to include proper watering methods, allowed watering days, etc..

III. Indoor Appliances/Construction:

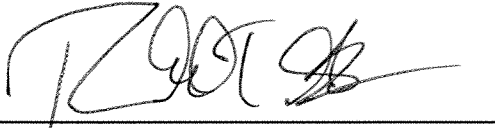
- A. All builder-installed hot water heaters, washing machines and dishwashers shall be water efficient models.
- B. Where appropriate, point of use and/or centrally located small-volume hot water heaters shall be used.
- C. Homes will utilize "Green Building Methods", in the form of EarthCraft House.

IV. Site Requirements:

- A. All lots shall utilize a rain barrel(s) to be utilized for on-lot watering.
- B. Driveways shall incorporate pervious pavement techniques or reduced driveway concrete (concrete strips), as approved by the JCC Environmental Division, to facilitate groundwater recharge.

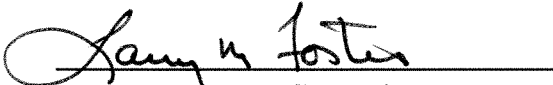
V. Changes and Amendments:

The developer and/or the owners association reserve the right to amend or change the Water Conservation Guidelines for the project; provided however, the change is approved by JCSA.



Richard Estlack
HHHunt Communities, Inc.

3/13/08
Date



Larry M. Foster, General Manager
JCSA

3/17/08
Date